

PHASE III



**Washington County Planning Commission Meeting
April 8, 2008**

Item #1. CONDITIONAL USE PERMIT EXPANSION. Request permission to expand the numbers of youth and staff from 200 to 300 at the Diamond Ranch Academy, 2 miles east of Hurricane, Utah. Rob Dias, applicant

Commissioner Everett recused himself and left the room.

The planner explained that this academy has seen many changes over the years, starting out as a sixteen (16) youth transport processing center and expanding to a fifty (50) youth outdoor program. Later, the academy was designed as a group facility for three hundred (300), and only received approval by the Department of Environmental Quality (DEQ) for two hundred (200) youth and staff. The current flow data on the system show that they would now support the original request for three hundred (300) and the applicant has submitted written approval from DEQ for the increase in numbers. There have been no complaints or problems with this use.

Rob Dias, applicant, stated that only half of the septic system capacity is currently being used. In the six years of existence there has been no problem with water or the septic system. There is a sixty-five/seventy thousand (65,000/70,000) gallon water tank on the site. There was a dry hydrant by the pond available for use by the fireman. Now there are fire hydrants throughout the property. There is a reverse osmosis water system because the water is unusually hard. The state requires re licensing every year, and reviews the water, sprinkling systems, and everything related to fire suppression.

Mr. Dias told about the Academy's accomplishments since their inception. Diamond Ranch Academy is a licensed High School, with approximately forty to fifty (40-50) graduates each year. There is also emotional, therapeutic counseling. They started an 8-man football team this past year and took first place in the area from Hurricane and Nevada. It takes roughly eight to ten (8-10) months to complete the program. No adjudicated youth are accepted.

Mr. Dias emphasized that they are not adding any additional buildings.

Motion was made by Commissioner Hepworth to recommend approval for a Conditional Use Permit Expansion to expand the numbers and youth and staff from 200 to 300 at the Diamond Ranch Academy, if a current letter from the State Fire Marshall is provided, for a period of one (1) year. Commissioner Balen seconded the motion. Four (4) commissioners voted Aye. The motion carried.

Commissioner Everett returned to his place on the dais.